

Prepared under the supervision of:
Jack R. Leonard
Florida Department of Transportation
Turnpike District
Turnpike Mile Post 263
Ocoee, Florida 34761

R- FLORIDA'S TURNPIKE
PO BOX 613069
ATTN: ELAINE GREEN
OCOOE, FL 34761

CFN 2006175878
Bk 03316 Pgs 0050 - 53; (4pgs)
DATE: 12/01/2006 08:53:43 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50

COUNTY: Lake
C.R. NO. 470

FPID # 404214

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 21st day of NOVEMBER, 2006, by and between the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, TURNPIKE ENTERPRISE, an agency of the State of Florida, as Grantor, and THE CITY OF LEESBURG, a municipal corporation existing under the laws of the State of Florida, as Grantee. (Wherever used herein the terms **Grantor** and **Grantee** shall include the successors and assigns of Grantor and Grantee.)

WITNESSETH: That the Grantor for and in consideration of the premises and the sum of One Dollar, and other good and valuable consideration, receipt and sufficiency being hereby acknowledged, does remise, release and quit claim all right, title and interest, of the State of Florida, Department of Transportation unto the Grantee to the property described in Exhibit "A" attached hereto and made a part hereof, subject to the following terms, conditions and reservations:

1. No commercial transmission or receiving devices which carry signals that could cause interference with the operations of the Grantor may be placed or constructed on the property: this restriction shall run with the land in perpetuity and be binding on all successors in title.
2. The Grantee accepts all responsibility for operation and maintenance of the roadway, including all curbs, culverts, and drainage structures within the right-of-way at the time of transfer.
3. All obligations of the Grantor under any maintenance or utility agreements or other such agreements existing at the time of this conveyance shall become the responsibility of the Grantee.
4. Pursuant to Section 337.25(4)(h), Florida Statutes, the property described in Exhibit "A" will be used by the Grantee for a Public purpose.

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title and interest of the said Grantor, either in law or equity, to the said Grantee forever.

IN WITNESS WHEREOF, the State of Florida Department of Transportation caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed and delivered in our presence
as witnesses:

**Florida Department of Transportation
Florida's Turnpike Enterprise**

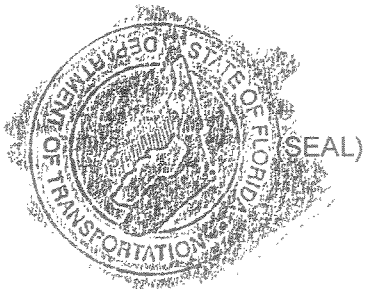
Attest: Elizabeth M. Decker

By: [Signature]

James L. Ely, D.P.A.
Executive Director and
Chief Executive Officer

Date Signed: 11.21.06

Date Signed: 11.21.06



Approved as to form and legality:

Jack R. Leonard

Jack R. Leonard
Turnpike Assistant General Counsel

Date

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING instrument was acknowledged before me this 21st day of NOVEMBER, 2006, by James L. Ely, State of Florida Department of Transportation Turnpike District Secretary, on behalf of the State Florida Department of Transportation, who is personally known to me or who has produced as identification.

Elizabeth M. Decker
Notary Public

(NOTARY SEAL)

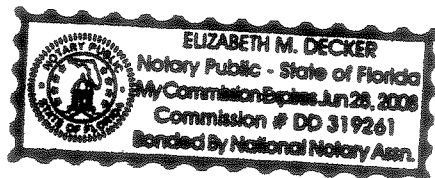


EXHIBIT "A"

FEE SIMPLE RIGHT-OF-WAY

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" x 6" CONCRETE MONUMENT INSCRIBED 8,9,16 & 17 MARKING THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE RUN NORTH 89°24'15" WEST, ALONG THE SOUTH LINE OF SECTION 8, A DISTANCE OF 2649.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°31'36" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 50.00 FEET FOR A **POINT OF BEGINNING**; SAID POINT LYING ON THE NORTH EXISTING RIGHT OF WAY OF STATE ROAD 470; THENCE RUN NORTH 89°23'48" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2315.46 FEET; THENCE RUN NORTH 84°15'10" WEST, ALONG SAID NORTH EXISTING RIGHT OF WAY LINE, A DISTANCE OF 213.34 FEET; THENCE DEPARTING SAID NORTH EXISTING RIGHT OF WAY LINE, RUN NORTH 42°26'19" WEST, A DISTANCE OF 152.54 FEET; THENCE RUN SOUTH 89°23'48" EAST, A DISTANCE OF 232.57 FEET; THENCE RUN NORTH 00°32'45" EAST, A DISTANCE OF 36.20 FEET; THENCE RUN SOUTH 90°00'00" EAST, A DISTANCE OF 2399.39 FEET TO THE AFOREMENTIONED EAST LINE; THENCE CONTINUE SOUTH 90°00'00" EAST, A DISTANCE OF 134.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 90°35'45"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 166.03 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°35'45" WEST, A DISTANCE OF 88.47 FEET TO THE AFOREMENTIONED NORTH EXISTING RIGHT OF WAY LINE; THENCE RUN NORTH 89°24'15" WEST, ALONG SAID NORTH EXISTING RIGHT OF WAY LINE, A DISTANCE OF 240.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 11.366 ACRES, MORE OR LESS

RESERVING UNTO THE GRANTOR ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1090, PAGE 1971 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND STATE ROAD 470 ALONG THE FOLLOWING DESCRIBED LINE:

A LINE LYING WITHIN THE SOUTH HALF OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" x 6" CONCRETE MONUMENT INSCRIBED 8,9,16 & 17 MARKING THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE RUN NORTH 89°24'15" WEST, ALONG THE SOUTH LINE OF SECTION 8, A DISTANCE OF 2649.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE RUN NORTH 89°23'48" WEST, ALONG THE SOUTH LINE OF SECTION 8, A DISTANCE OF 2649.36 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE RUN NORTH 00°32'45" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 70.00 FEET TO THE NORTH EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF COUNTY ROAD 470; THENCE RUN SOUTH 89°23'48" E, ALONG SAID NORTH EXISTING LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 111.73 FEET; THENCE RUN SOUTH 84°15'10" EAST, ALONG SAID NORTH EXISTING LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 223.07 FEET TO THE INTERSECTION OF SAID NORTH EXISTING LIMITED ACCESS RIGHT OF WAY LINE AND THE NORTH EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 470 FOR A **POINT OF BEGINNING**, THENCE RUN SOUTH 89°23'48" EAST, ALONG SAID NORTH EXISTING RIGHT OF WAY LINE, A DISTANCE OF 2315.46 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE AND CONTINUING ALONG SAID NORTH EXISTING RIGHT OF WAY LINE, RUN SOUTH 89°24'15" EAST, A DISTANCE OF 128.16 FEET TO THE **POINT OF TERMINUS**.

AND

FEE SIMPLE RIGHT OF WAY

A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM A NAIL AND DISC (LB 6895) MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE RUN SOUTH 00°43'36" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO THE SOUTH EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 470; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°23'48" EAST, ALONG SAID SOUTH EXISTING RIGHT OF WAY LINE, A DISTANCE OF 1985.91 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89°23'48" EAST, ALONG SAID SOUTH EXISTING RIGHT OF WAY LINE, A DISTANCE OF 112.00 FEET; THENCE DEPARTING SAID SOUTH EXISTING RIGHT OF WAY LINE, RUN SOUTH 00°36'12" WEST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 89°23'48" EAST, A DISTANCE OF 551.61 FEET; THENCE RUN SOUTH 89°24'50" EAST, A DISTANCE OF 1080.15 FEET; THENCE RUN SOUTH 83°10'16" EAST, A DISTANCE OF 243.37 FEET; THENCE RUN SOUTH 00°37'26" WEST, A DISTANCE OF 83.48 FEET; THENCE RUN NORTH 83°10'16" WEST, A DISTANCE OF 247.84 FEET; THENCE RUN NORTH 89°24'50" WEST, A DISTANCE OF 1075.81 FEET; THENCE RUN NORTH 89°23'48" WEST, A DISTANCE OF 541.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 122.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.64 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°36'12" EAST, A DISTANCE OF 61.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.972 ACRES, MORE OR LESS

RESERVING UNTO THE GRANTOR ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW ALONG THE FOLLOWING DESCRIBED LINE:

A LINE LYING IN THE NORTH HALF OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM A NAIL AND DISC (LB 6895) MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE RUN SOUTH 00°43'36" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO THE SOUTH EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 470; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°23'48" EAST, ALONG SAID SOUTH EXISTING RIGHT OF WAY LINE, A DISTANCE OF 2649.68 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°24'50" EAST, ALONG SAID SOUTH EXISTING RIGHT OF WAY LINE, A DISTANCE OF 1195.87 FEET; THENCE RUN SOUTH 80°50'24" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 127.51 FEET; THENCE DEPARTING SAID SOUTH EXISTING RIGHT OF WAY LINE, RUN SOUTH 00°37'26" WEST, A DISTANCE OF 107.46 FEET FOR A **POINT OF BEGINNING**; THENCE RUN NORTH 83°10'16" WEST, A DISTANCE OF 243.37 FEET; THENCE RUN NORTH 89°24'50" WEST, A DISTANCE OF 1080.15 FEET; THENCE RUN NORTH 89°23'48" WEST, A DISTANCE OF 551.61 FEET; THENCE RUN NORTH 00°36'12" EAST, A DISTANCE OF 100.00 FEET TO THE **POINT OF TERMINUS**.

STATE OF FLORIDA, COUNTY OF LAKE
HEREBY CERTIFY that the above and
foregoing is a true and accurate copy of the
document as reflected in the Official Records.
JAMES C. WATKINS, Clerk of Court
[Signature] 12-1-09
Deputy Clerk Dated
Portions of the document may have been
redacted as required by law.